

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

33-DR-2005
Fairmont Scottsdale Princess Mixed Use Project

LOCATION

Southeast corner of Scottsdale Road & Princess Boulevard

REQUEST

Request approval of the site plan and elevations for Phase One (Retail & Office Buildings) of a larger master plan.

OWNER

CP Hotels Scottsdale 3
LLC
310-477-3593

ENGINEER

Brooks Engineers &
Surveyors, Inc.
602-437-3733

ARCHITECT/
DESIGNER

Allen & Philp Architects
480-990-2800

APPLICANT/
COORDINATOR

Ken Allen
Allen & Philp Architects
480-990-2800

BACKGROUND

Zoning.

This 8.8-acre property is part of the larger Scottsdale Fairmont Princess hotel facility, and is zoned Planned Community/Central Business District (C-2/PCD). The C-2/PCD encourages the organized development of large tracts of land and land development patterns that will maintain and enhance the physical, social, and economic values of an area.

Context.

This property is located near the southeast corner of Scottsdale Road and Princess Boulevard, and is adjacent to the existing Princess hotel facility to the east and near the TPC Golf Course to the south. The 101 Freeway is located approximately $\frac{3}{4}$ mile to the north. This property is part of the master plan for the Fairmont Princess, and is the first phase of the facility's western expansion. To the west of Scottsdale Road is the City of Phoenix and to the north is a large undeveloped State land property, which will provide opportunities for mixed use development appropriate for the Freeway Corridor.

Adjacent Uses:

- North: Vacant; zoned PCD District
- South: Vacant (Fairmont Princess property); zoned C-2/PCD District
- East: Vacant (Fairmont Princess property); zoned C-2/PCD District
- West: Flood control berm, Scottsdale Road; zoned Open Space (O-S)

APPLICANT'S
PROPOSAL

Applicant's Request.

This is a request for approval of the site plan and elevations for three new office/retail buildings totaling 100,000 square feet at the western entrance to the

Scottsdale Fairmont Princess hotel facility (Phase I). The three buildings will be connected using pedestrian bridges, and are designed with similar architectural styles and with similar colors and materials of the existing hotel. The applicant is proposing 2-story buildings with tan and peach stucco colors, clay roof tiles, and accents of concrete coping, wrought iron, and stone veneer.

Development Information (Phase I):

- Existing Use: Vacant
- Proposed Use: Offices and Retail
- Parcel Size: 8.8 acres
- Building Size: 100,000 square feet (3 connected buildings)
- Building Height Maximum/Proposed: 36 feet / 36 feet
- Parking Required/Provided: 291 spaces / 413 spaces
- Open Space Required/Provided: 92,274 sq.ft. / 127,000 sq.ft.
- FAR: 0.26

DISCUSSION

This application serves as another component of the Scottsdale Fairmont Princess hotel facility. This project is designed to be an extension of the resort environment, with architectural style and materials that complement the hotel facility. Strong pedestrian and vehicular connections to the hotel complex are proposed, as well as a continuation of the existing hotel's landscaping and hardscaping themes.

The proposed development closes the gap between the existing hotel facility and Scottsdale Road to the west, and will serve as a new arrival feature to the larger hotel complex. Vehicular access will be provided from Princess Boulevard at two locations. A thirty-five foot wide landscaped area will be provided along Princess Boulevard to carry the same landscaping theme of the existing facility.

Also planned immediately to the east of these buildings is a future restaurant pad (Phase II), which will require a separate review by the Development Review Board. To show how this office/retail development fits with the facility's overall master plan, the applicant has provided a conceptual master plan showing potential development concepts to the south and east. These concepts include a potential residential development to the south, and a parking structure and expanded ballroom facilities to the east.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Tim Curtis
Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Tim Curtis
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

April 18, 2005

PROJECT NARRATIVE: Fairmont Scottsdale Princess Mixed-Use Project

NOTE: This request is for DRB approval of Phase One and of the Overall Site Development Plan for the 35.5 acre parcel (grading and drainage concept, utilities and infrastructure, landscape concept, pedestrian and vehicular circulation and linkage concept, and environmental solution).

Land Use and Phasing

The total Project encompasses the approximately 35.5 acre State Land tract immediately west of the existing Fairmont Scottsdale Princess Resort to Scottsdale Road and the Federal Land parcel that is a part of the CAP Canal. The southern border is the TPC Golf Course the northern is Princess Boulevard.

The multi-phased Project consists of uses allowed within the C-2/PCD category and entitlement approval; professional office, retail, restaurant and senior living facility (although the senior living use requires a special use permit); all support and interact with the existing resort. The project shall be phased as follows:

- | | |
|-------------|---|
| Phase One | Retail and Office Buildings |
| Phase Two | Restaurant (to be an improved pad in Phase One, requires separate DRB submittal and approval) |
| Phase Three | Senior Living Facility (requires separate DRB submittal and approval) |

Phase One of the project (office and retail) and Phase Two (restaurant) are located at the northern boundary of the property on approximately 8.5 acres. Phase Three, the senior living project, is on the remaining approximately 25.5 acres to the south (the balance of the site).

The western most building of Phase One is an approximately 48,000 SF corporate office headquarters for The Mercer Institute – a financial and professional services company working with dentists around the country and the world. It is connected via a second level bridge to the eastern building, which is made up of two, two-story connected buildings of approximately 52,000 SF total. An improved pad is located at the easternmost part of the 8.5 acre site for the Phase Two approximately 9,000 SF freestanding restaurant - a total of approximately 109,000 SF (Phase One and Two combined).

Planning

The Project is designed to be an "extension" of the resort environment; hardscape, landscape, lighting, pedestrian and vehicular circulation are thoughtfully considered to reflect and embrace the resort. The visual and physical connectivity of the buildings and the individual "sites" is paramount to the success of the combined whole and is further supported via the design of the buildings (refer to the "Design" section below).

Of note is that the Mercer Institute incorporates significant meetings space for conference attendees within its building, all of whom will use the resort as a base of operations and for accommodation (a primary reason for the Institute to locate here – the Fairmont Scottsdale Princess Resort and Mercer have a long and mutually beneficial history). Easy and enjoyable pedestrian / guest access between the resort and the project is critical to this relationship (as it will be with the Senior Living Facility).

The seamless quality of the walkways and landscaping, the use of feature elements (fountains, low walls, screening, etc.) throughout support the resort character that exists and will extend to and encompass the newer construction.

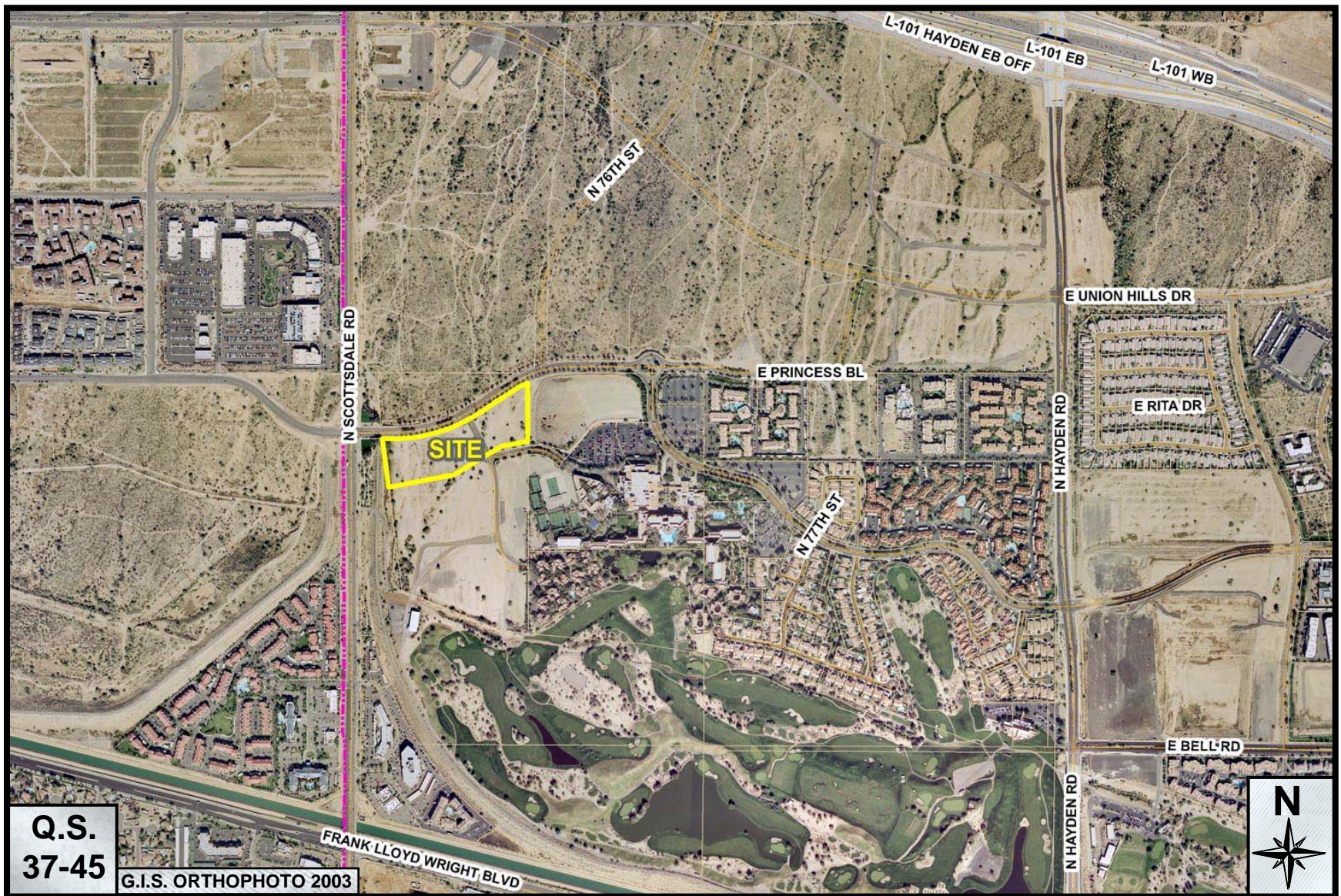
Design

Phase One of the Project (office and retail buildings) is purposefully designed to be virtually the same as the existing resort. Proportion and rhythm, shape and form, materials, colors and detailing are based on the resort design – and are, in fact, copied to a large extent (as will be the Phase Two Restaurant).

Phases One and Two of the project will extend the resort design to Scottsdale Road via the literal expansion of the look and feeling of the resort and its environment. Varied building heights with feature elements (exterior stairs, mechanical units located within tower components, projected balconies, trellises, etc.) support the rhythm of the design. The "layering" of the exterior skin of the building reflects the very successful existing resort design and provides solar screening in many locations.

Upon completion this project will begin to "close the gap" between the resort and its primary entry at Scottsdale Road and Princess Drive. With Phase One and Two carefully reflecting the design of the existing resort, the resort will begin at the turn off of Scottsdale Road.

Anticipated future improvement of the resort parcel immediately east of the 35.5 acre site and north of the existing resort (currently one of the resorts parking lots and an undeveloped dirt area) will complete the entrance sequence and further enhance and support the arrival experience.



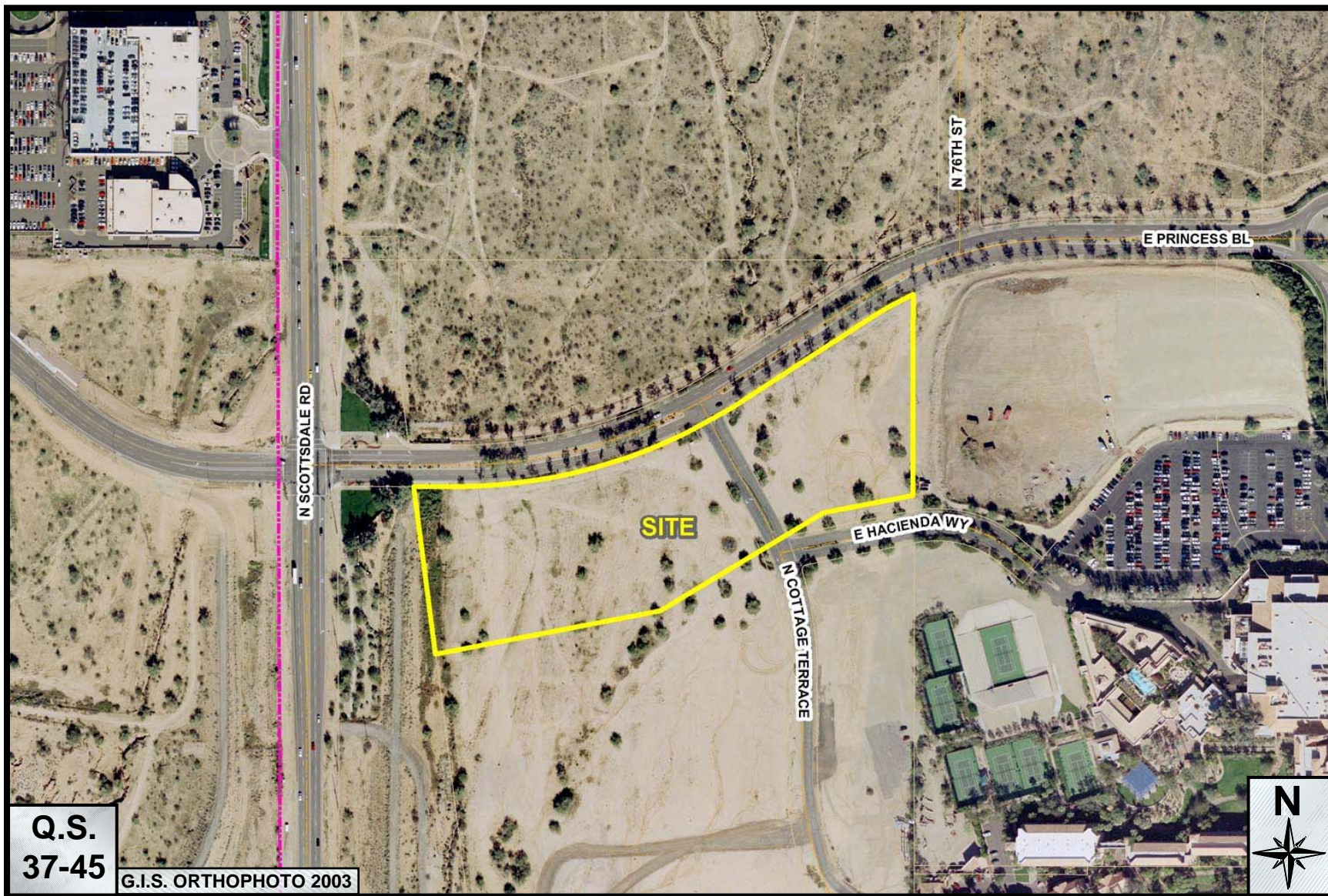
Q.S.
37-45

G.I.S. ORTHOPHOTO 2003

Fairmont Scottsdale Princess Mixed Use Project

33-DR-2005

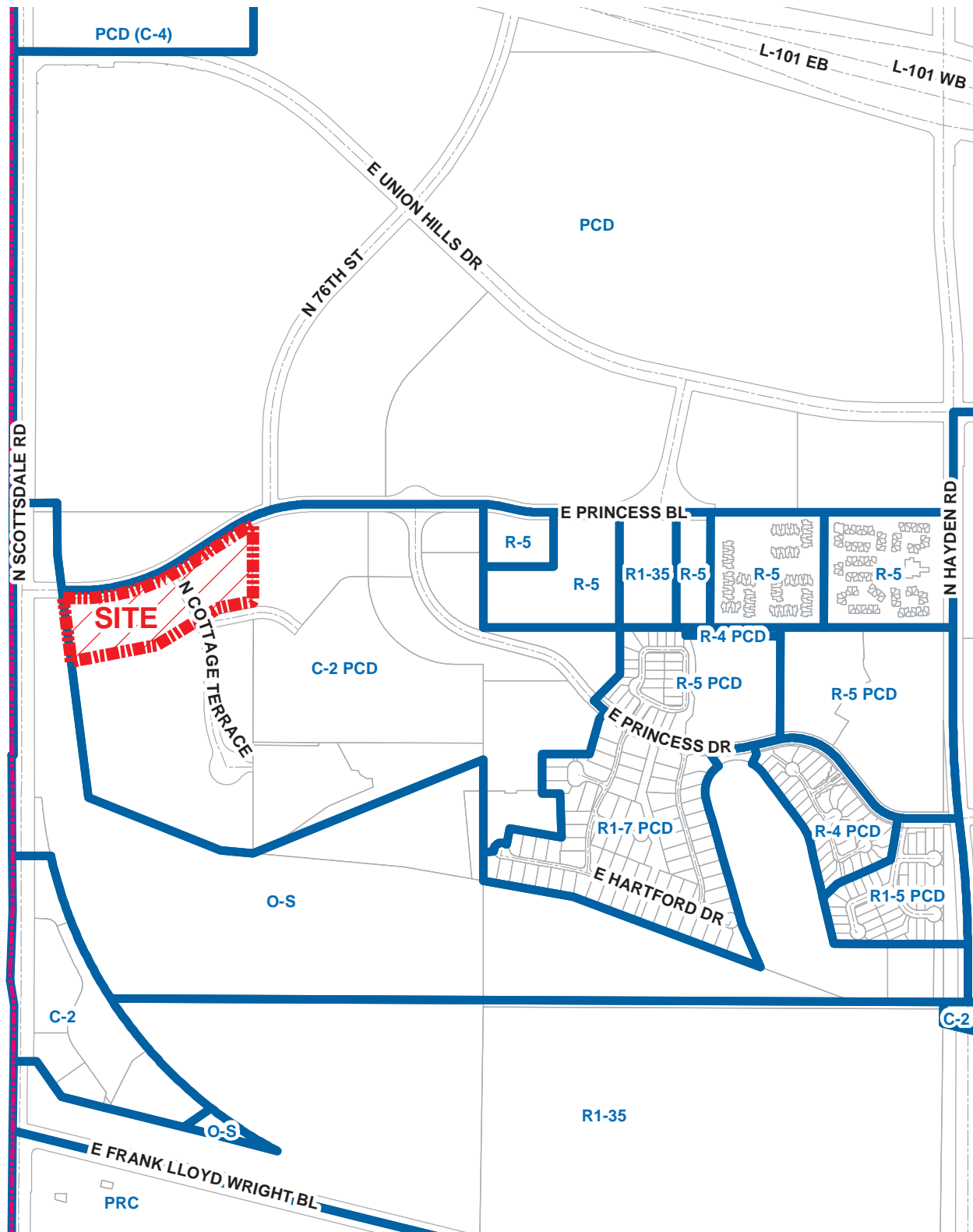
ATTACHMENT #2



Fairmont Scottsdale Princess
Mixed Use Project

33-DR-2005

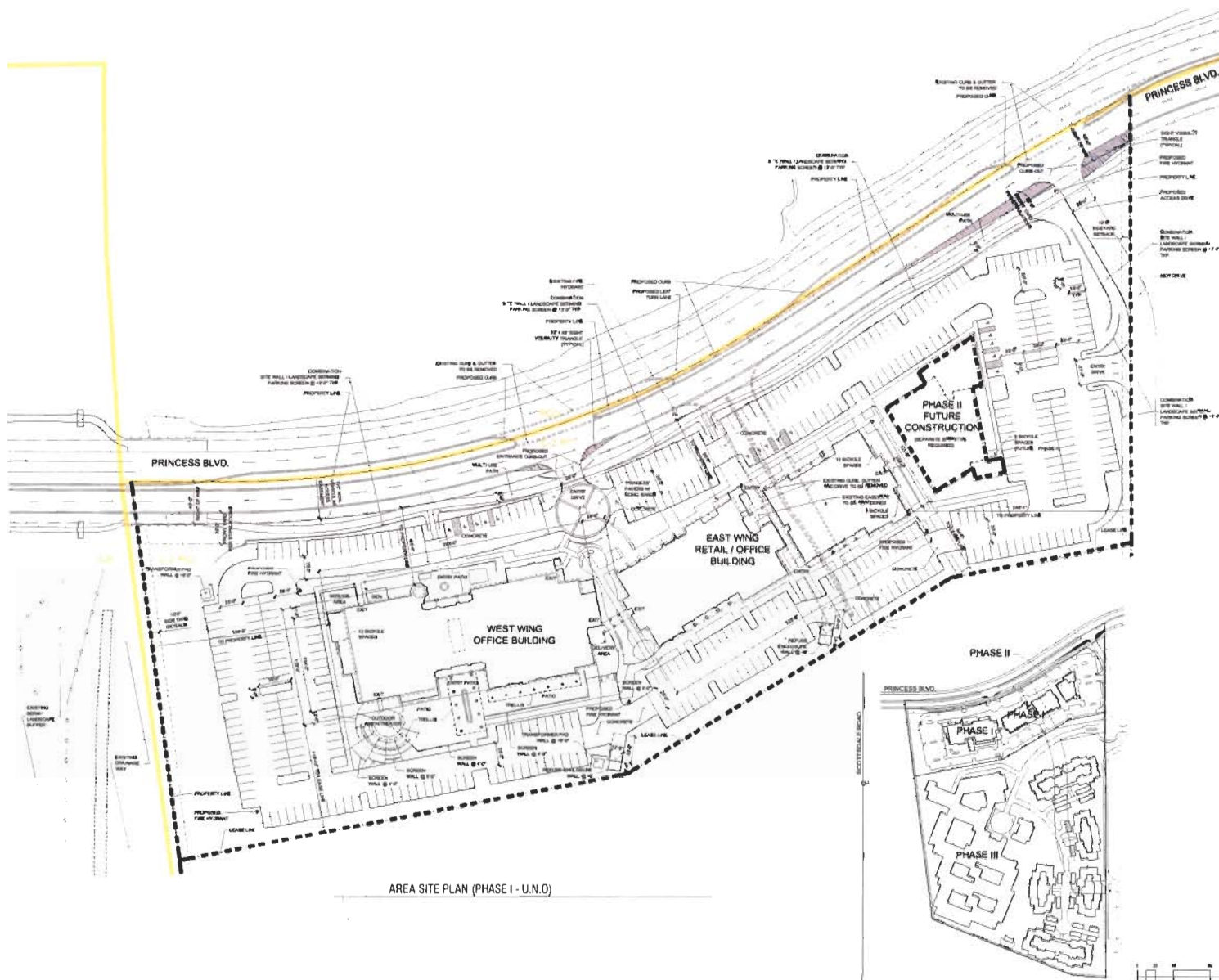
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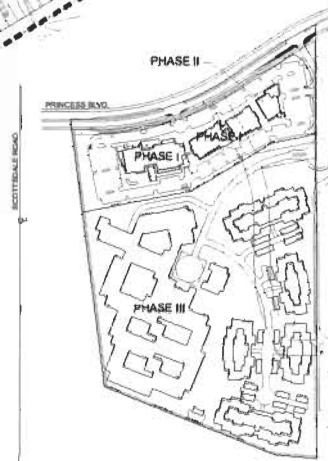
33-DR-2005

ATTACHMENT #3





AREA SITE PLAN (PHASE I - U.O.)



OVERALL MASTER SITE PLAN

SCALE: 1" = 30'

33-DR-2005
04/29/05

PRINCESS MIXD
SCOTTSDALE, ARIZONA

Allen **ARCHITECTS**
1234 MAIN ST.
SCOTTSDALE, ARIZONA 85257
(480) 955-0000

DESIGN REVIEW
04.18.05

DEVELOPMENT SUMMARY DATA	
EXISTING ZONING	UO-100
PROPOSED ZONING	UO-100
PHASE I	100,000 SF
PHASE II	100,000 SF
PHASE III	100,000 SF
TOTAL	300,000 SF
PHASE I	100,000 SF
PHASE II	100,000 SF
PHASE III	100,000 SF
TOTAL	300,000 SF
PHASE I	100,000 SF
PHASE II	100,000 SF
PHASE III	100,000 SF
TOTAL	300,000 SF

ZONING KEY












































DATE	REVISION	BY
04/18/05	1	AL
04/18/05	2	AL
04/18/05	3	AL

SITE PLAN

SCALE	AS NOTED
DRAWN	RM
CHECKED	AL
DATE	04/29/05
PROJECT	719-PA-2004

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PLANT MATERIAL

TREES	FORM	SIZE	QTY	SHRUBS AND GROUNDCOVERS	SIZE	QTY	ACCENTS	SIZE	QTY
1.  <i>BRUNELLA SACTINIFERA</i>	5/10	20' BRUN. FT.	15	1. <i>BRUNELLA SACTINIFERA</i>	5 GALLON	500 TOTAL	1.  <i>AGAVE</i>	5 GALLON	1
2.  <i>QUERCUS FLORIDANA</i>	5/10	24" BR. 1.5" CAL.	25	2. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL	2.  <i>SMOOTH-LEAVED AGAVE</i>	5 GALLON	1
3.  <i>ACACIA SALICINA</i>	5/10	2.5" CAL. 34" HOZ.	25	3. <i>ACACIA SALICINA</i>	5 GALLON	500 TOTAL	3.  <i>COASTAL PALM</i>	5 GALLON	1
4.  <i>PROSOPIS JULIFLORA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	4. <i>PROSOPIS JULIFLORA</i>	5 GALLON	500 TOTAL	4.  <i>SPRINKLER</i>	5 GALLON	1
5.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	5. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
6.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	6. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
7.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	7. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
8.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	8. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
9.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	9. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
10.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	10. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
11.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	11. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
12.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	12. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
13.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	13. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
14.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	14. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
15.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	15. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
16.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	16. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
17.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	17. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
18.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	18. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
19.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	19. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
20.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	20. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
21.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	21. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
22.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	22. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
23.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	23. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
24.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	24. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
25.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	25. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
26.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	26. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
27.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	27. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
28.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	28. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
29.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	29. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
30.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	30. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
31.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	31. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
32.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	32. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
33.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	33. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
34.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	34. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
35.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	35. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
36.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	36. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
37.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	37. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
38.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	38. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
39.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	39. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			
40.  <i>QUERCUS FLORIDANA</i>	MUL.T.	1.5" CAL. 34" HOZ.	25	40. <i>QUERCUS FLORIDANA</i>	5 GALLON	500 TOTAL			

HARDSCAPE / LANDSCAPE CALL-OUTS

1. TREASURE LANDSCAPE AREA
2. WALL
3. BUILDING ROOF LINE
4. BUILDING SIDEWALK LINE
5. PROPERTY LINE
6. DELIVERY AREA
7. SCREEN WALL
8. ARCHITECTURAL SCREEN WALL
9. ADJACENT PLANTING
10. WASH ENGINE
11. PAVEMENT "SANDY" TYPE #1
12. PAVEMENT "SANDY" TYPE #2
13. WALKER FEATURE
14. WALK-USE PATH
15. LOW FENCE WOUNDING
16. CONCRETE SIDEWALK
17. EXISTING DRAINAGE CHANNEL NOT TO BE DISTURBED
18. FUTURE CONSTRUCTION

LANDSCAPE MATERIALS

1. DECOMPOSED GRANITE "DESERT GOLD" 1" MINUS
2. SURFACE SELECT GRANITE BOULDER COURSE TO MATCH DECOMPOSED GRANITE NOTED ABOVE
3. 2" DIA.

NOTES

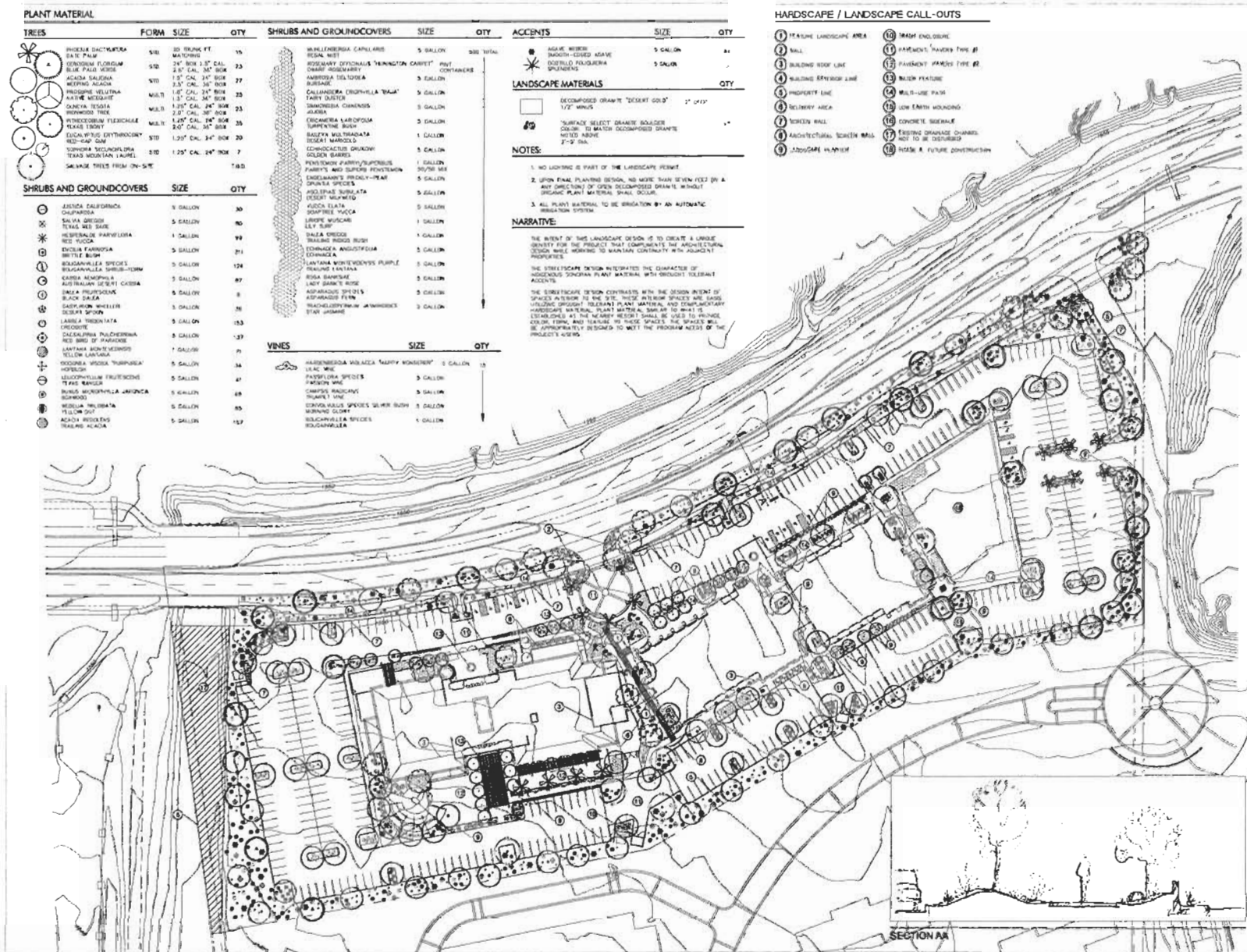
1. NO LIGHTING IS PART OF THE LANDSCAPE DESIGN.
2. UPON FINAL PLANTING DESIGN, NO MORE THAN SEVEN FEET IN A ROW (UNLESS OTHERWISE NOTED) SHALL BE USED.
3. ALL PLANT MATERIAL TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

NARRATIVE

THE INTENT OF THIS LANDSCAPE DESIGN IS TO CREATE A UNIQUE ENVIRONMENT FOR THE PROJECT THAT COMPLEMENTS THE ARCHITECTURAL DESIGN WHILE WORKING TO MAINTAIN CONTINUITY WITH ADJACENT PROPERTIES.

THE LANDSCAPE DESIGN INTEGRATES THE CHARACTER OF THE EXISTING SURROUNDING PLANT MATERIAL WITH SUGGESTED TOPLAND PLANTS.

THE LANDSCAPE DESIGN CONTRASTS WITH THE DESIGN INTENT OF THE EXISTING PLANTING TO THE SITE. PLANTING IS SUGGESTED TO BE USED TO PROVIDE DROUGHT TOLERANT PLANT MATERIAL AND COMPLEMENTARY HARDSCAPE MATERIAL. PLANT MATERIAL SHALL BE USED TO PROVIDE COLOR, FORM, AND TEXTURE TO THE SITE. PLANTING IS SUGGESTED TO BE APPROPRIATELY DESIGNED TO MEET THE PROGRAM NEEDS OF THE PROJECT'S DESIGN.



SECTION AA

33-DR-2005
4/29/2005

PRINCESS
MXD
MERCER INSTITUTE
SCOTTSDALE, ARIZONA
7030 east fifth avenue
scottsdale arizona 85251
480 950 7800

DESIGN
REVIEW
04.18.05

e
e group

landscape architecture
environmental design, inc.
PRELIMINARY
NOT FOR CONSTRUCTION
1000 North Central Avenue
Phoenix, Arizona 85004
602-480-8000
fax 602-480-8000
info@egroupinc.com
www.egroupinc.com

DATE	REVISION	DATE
4/29/2005	1	4/29/2005
4/29/2005	2	4/29/2005
4/29/2005	3	4/29/2005

PLANTING PLAN
DESIGN REVIEW SUBMITTAL

SCALE	1" = 40'
CHECKED	100'
SHEET NO.	12N-2003
7/19/FA-2004	

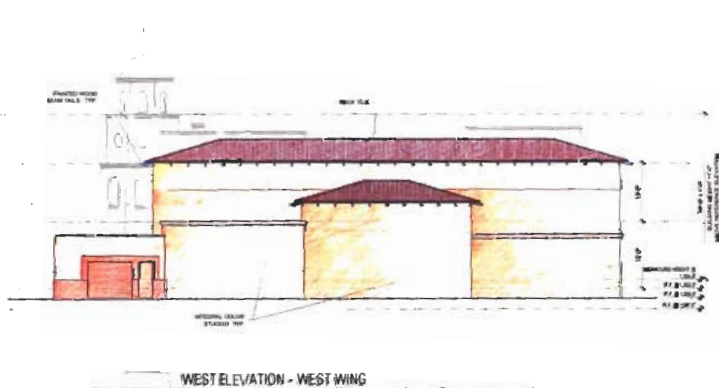


PRINCESS
MIXD
SCOTTSDALE, ARIZONA

Allen
ARCHITECTS

DESIGN REVIEW
04.18.05

A P O K O J



33-DR-2005
04/29/05

WEST WING ELEVATIONS
OVERALL

SCALE: AS NOTED

DRAWN: RM

CHECKED: RM

CASE NOTE:
1-24-2003
719-24-2004

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Scottsdale Princess Mixed Use Project
SEC Scottsdale Rd. & Princess Blvd.
Scottsdale, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☒ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x T&B (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt. to Ord Gp II SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Fairmont Scottsdale Princess Mixed Use Project Case 33-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the West Wing Elevations - Overall and East Wing Elevations - Overall submitted by Allen + Philp architects with a staff receipt date of 4/29/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the Site Plan submitted by Allen + Philp architects with a staff receipt date of 4/29/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the Planting Plan - Design Review Submittal submitted by Allen + Philp architects with a staff receipt date of 4/29/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened on all sides by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit, except as otherwise stipulated herein.
4. Any exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. Transformers shall only be screened on three sides, so long as the open side for maintenance access and safety clearance is oriented away from off-site public view. If oriented towards public view, a decorative gate shall be required across the opening, matching the architecture of the buildings on site. The gate design shall provide clearances to the satisfaction of the utility provider.
11. Tinted, metallized, coated, or suspended film glazing, if used, shall have a maximum outdoor reflectivity of visible light not exceeding 17%.

ATTACHMENT B

12. Spandrel panels, if used, shall have an exterior appearance matching vision glazing.
13. Exterior doors for mechanical, electrical, or fire equipment access shall be painted to match adjacent walls.
14. Windows shall be recessed a minimum of 50% of wall depth, excluding external detailing.
15. Standard doors shall be recessed a minimum of 30% of wall depth, excluding external detailing.
16. Sectional overhead doors, if provided, shall be recessed no less than 4 inches from the external face of wall, excluding exterior detailing.

Ordinance

- A. Conformance to building height requirements shall be demonstrated in accordance with the Zoning Ordinance and City policy through content revisions included with the final plans submittal.

SITE DESIGN:**DRB Stipulations**

17. The site plan and phasing shall be revised as necessary to include the construction of vehicular and pedestrian circulation facilities as necessary to connect the proposed improvements to existing resort facilities and buildings adjacent to the West. The connections shall be constructed with Phase I. These revisions shall be subject to a new DRB hearing or staff approval, as determined by the Zoning Administrator.
 18. Off-drive pedestrian connections shall be established to existing resort facilities adjacent to the west and to the pedestrian facilities along Princess Boulevard, subject to consistency with an approved Master Pedestrian Circulation Plan.
 19. The site plan shall be revised to accurately indicate the limits of construction, consistent with the stipulations herein.
- B. No Phase II improvements are part of this approval. At the time of final plans submittal, all site plan and other submitted document content shall be revised to accurately reflect the Phase I only approval.

Ordinance

- C. The abandonment procedure for on-site rights-of-way that conflict with the proposed site plan must receive City Council approval prior to the issuance of any permits for construction (Case 10-AB-2005).
- D. In accordance with the stipulations of case 1-ZN-2003, a Master Pedestrian Circulation Plan shall receive a Staff Approval prior to final plans submittal.
- E. The development program shall receive approval and consent from the State as required by State Law and/or land lease agreements prior to the issuance of any permits.
- F. The development program and site plan shall be revised as necessary to achieve compliance with all Zoning Ordinance requirements and Zoning Case 1-ZN-2003 stipulations.
- G. If the development program is altered to achieve conformance with Zoning Ordinance and/or Zoning Case 1-ZN-2003 compliance, then the altered elements shall return to the DRB or receive a Staff Approval in accordance with Article I, Zoning Ordinance, as determined by the Zoning Administrator.
- H. In accordance with the stipulations of 1-ZN-2003, the site plan shall be revised as necessary to achieve compliance with a Master Pedestrian Circulation plan. The Master Pedestrian Circulation Plan must be submitted and receive approval by assigned City staff prior to the issuance of any permits.
- I. In accordance with the stipulations of 1-ZN-2003, the site plan and phasing shall be revised to include pedestrian facilities to connect the proposed improvements to existing resort facilities and buildings adjacent to the west. The connections shall be constructed with Phase I.
- J. The site plan shall be revised as necessary to achieve compliance with a Master Circulation Plan, to receive approval by assigned City staff prior to the issuance of any permits.

- K. In accordance with the stipulations of 1-ZN-2003, the site plan and phasing shall be revised to include automobile circulation facilities to connect the proposed improvements to existing resort facilities and buildings adjacent to the west. The connections shall be constructed with Phase I.
- L. The site plan shall be revised to indicate the limits of construction consistent with all Zoning Ordinance requirements and the stipulations of Zoning Case 1-ZN-2003.
- M. The property development standards are based on the "zoning parcel" boundaries as established by Zoning Case 1-ZN-2003, and shown within the development program associated therewith. All site plan data shall be revised to demonstrate conformance on a "zoning parcel" basis by phase. This shall be accomplished with any final plans submittal.
- N. Errors in the "Development Summary Data" table and any other tabulation of the property development standards and parking requirements shall be corrected for consistency with the Zoning Ordinance, Zoning Case 1-ZN-2003, written city policy, and zoning interpretations.
- O. Phase II is subject to a separate Development Review Board application. No Phase II improvements are approved with this submittal. All site plan and other submitted document content shall be revised with the final plans submittal to accurately reflect a Phase I only approval.
- P. The site plan shall be revised as necessary to demonstrate full Americans with Disability Act compliance, and compliance with the City of Scottsdale Zoning Ordinance requirements for handicapped parking.

LANDSCAPE DESIGN:

DRB Stipulations

- 20. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 21. Landscape plan notes are not a part of this approval.
- 22. Tree box size shall be consistent with the Arizona Nursery Association standards for the listed species and caliper.
- 23. Shrubs, ground covers, succulents, and accents with a maximum regional growth habit exceeding two feet shall not be permitted in sight visibility triangles as defined in the City of Scottsdale Design Standards and Policies Manual. These triangles shall be shown on landscape plans to demonstrate compliance.
- 24. No trees shall be within ten feet of a potable water line, sewer line, storm sewer, or transformers.
- 25. No trees shall be located with existing or required public utility easements.
- 26. Boulders shall not be permitted within 10 feet of back of curb along Princess Boulevard, or within sight visibility triangles.
- 27. Boulders shall be buried by a minimum of 1/3rd for a more natural appearance.
- 28. Any disturbance of median landscaping or new median landscaped areas shall be landscaped. The landscape plans for such areas shall be subject to staff approval.
- 29. Landscape plans shall be revised to include treatment for all areas disturbed by all Phase I improvements, including improvements stipulated herein. The revised landscape plan shall be subject to staff approval.

Ordinance

- Q. Planters and landscaping shall not obstruct pathways as required by the regulations established for the Americans with Disabilities Act.
- R. The landscape plan shall be revised as necessary to differentiate between existing species to remain, existing species as relocated, and new material. Protected native species shall be specifically identified on the plan.

- S. Plan is subject to DRB approval, and must comply with the quantity, type, and location of landscape materials shown on the plan, regardless of notes to the contrary.
- T. Fifty percent of trees shall be mature as defined in Article III of the Zoning Ordinance.
- U. The landscape plan planting legend shall identify the quantity, size, botanical name, and common name of all plants. Tree size shall be indicated in caliper and box size.
- V. Any disturbance of median landscaping or new median landscaped areas shall be landscaped in accordance with State law, the Zoning Ordinance, and City Policy. The landscape plans for such areas shall be subject to staff approval. Landscape plans for medians, if required, must be approved prior to or concurrent with the issuance of any permits for on-site construction.
- W. Areas of mass plantings of shrubs and ground covers must have a maximum spacing of four feet on center in the Rights-of-Way, and seven feet between projected mature canopies on-site. Rights-of-Way include easements for roadway and other easements serving as principle means of access on and off-site.
- X. Landscape plans shall be revised to include all areas disturbed during Phase I construction as stipulated elsewhere herein, as required by the Zoning Ordinance, and as required by Zoning Case 1-ZN-2003. These revisions shall be subject to staff approval.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

- 30. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting and bollards.
- 31. Bollards shall be fitted with downward directed louvers.
- 32. The individual luminaire lamp shall not exceed 250 watts.
- 33. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
- 34. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
- 35. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Ordinance

- Y. Upward directed lights cannot exceed 70 watts under state law.

BICYCLE PARKING:

DRB Stipulations

- 36. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

Z. Bicycle parking shall be within 50 feet of building entrances.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

37. No exterior vending or display shall be allowed.

38. Flagpoles, if provided, shall be one piece, conical, and tapered.

39. Any patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

Ordinance

AA. Depending on the total floor areas by use in the resort development, a comparative trip generation analysis may be required to evaluate the necessity of a new traffic impact study, as stipulated in Zoning Case 1-ZN-2003.

BB. Any overhead utility lines on lands leased to the resort shall be removed and reinstalled underground.

CC. In accordance with the stipulations of Zoning Case 1-ZN-2003, tenants spaces in speculative construction must be resort related. Either they must be integrated with the resort functions, have integral business ties dependent on the resort, or primarily serve resort guests.

RELEVANT CASES:

Ordinance

DD. At the time of review, the applicable cases for the subject site were: 1-ZN-2003 and 10-AB-2005.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

40. Scottsdale Princess Mixed-Use, dated 4/21/2005, prepared by Brooks, Engineer & Surveyors, Inc., dated 4/29/2005 by City Staff.
41. Site Plan, dated 4/18/2005, prepared by Allen + Philp Architects, dated 4/29/2005 by City Staff.
42. Circulation Master Plan, dated 4/18/2005, prepared by Allen + Philp Architects, dated 4/29/2005 by City Staff.
43. Conceptual Drainage Report for Fairmont Scottsdale Princess, dated 4/18/2005, prepared by Brooks, Engineer & Surveyors, Inc., dated 4/29/2005 by City Staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

44. The design engineer shall submit a final drainage report for review and approval by Engineering Plan Review and City of Scottsdale Floodplain Administrator, Bill Erickson.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
45. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
46. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- EE. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).

- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

FF. The developer may choose to submit a request for Stormwater Storage Waiver for review and approval by City of Scottsdale Floodplain Manager, Bill Erickson. To apply for the waiver, submit a complete Stormwater Storage Waiver Form and 2 copies of the final drainage report along with appropriate fees to One Stop Shop.

GG. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

HH. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

II. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Princess Blvd.	Major Collector	45' Half Street (existing)	Required	Vertical	Multi Use Path

DRB Stipulations

- 47. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
- 48. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
- 49. Existing median opening on Princess Drive and existing site driveway at North Cottage Terrace Drive shall remain unchanged, unless otherwise approved by the Transportation Department General Manager prior to final plan submittal. An additional site driveway is allowed on Princess Drive, east of the existing driveway, near the eastern property line. The developer shall design and construct this driveway in general conformance with Type CH-1, City of Scottsdale Standard Detail #2257. This driveway shall be restricted to right-in, right-out only. The developer shall provide a deceleration lane at this driveway.
- 50. The developer shall construct a multi-use path along site frontage along Princess Drive.
- 51. The developer shall dedicate a one-foot wide vehicular non-access easement along Princess Drive except at approved driveways.

Ordinance

- JJ. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- KK. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:**DRB Stipulations**

52. The developer shall provide a minimum parking-aisle width of 24 feet.
53. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
54. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways and show pedestrian crossing concepts of Princess Boulevard to the north as well as showing context relationship to planned development to the south and the east of the proposed development. Pedestrian connection shall be provided from the proposed buildings to adjacent buildings. The Pedestrian Circulation Plan shall be in consistent with the Master Circulation Plan.
55. TRANSIT FACILITIES. Before issuance of any certificate of occupancy for the site, the developer shall construct bus bay(s) and stop facilities (landscaping, bench and trash can) if required by the city of Scottsdale Transit Department. The design and location of these facilities shall be subject to city staff approval before any final plan approval. Contact city of Scottsdale Transit Department at 480-312-7696.

Ordinance

- LL. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

56. EASEMENT REQUIREMENTS. Before any final plan approval, the developer shall dedicate an emergency/maintenance access easement through the new project to the TPC golf course in a form acceptable to city staff. The access easement shall have a minimum width of 20 feet and a vertical clearance of 13' 6".
57. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
58. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Princess Drive except at the approved driveway location.
59. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**MM. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

NN. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

OO. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

60. Six (6) single refuse enclosures are required for Phase I and II of this project. A separate refuse enclosure with grease containment will be required exclusively for restaurant use. Refuse Enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

61. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance**PP. Refuse enclosures are required as follows:**

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

QQ. Underground vault-type containers are not allowed.

RR. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

SS. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

62. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
63. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

64. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

TT. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

65. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Private Sewer System

66. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

67. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

UU. Privately owned sanitary sewer shall not run parallel within the waterline easement.

VV. Temporary septic systems will be allowed on this project. Maricopa County Health approval must be obtained for all septic systems. Connection of the City sewer system is required within one year of when it becomes available.

**USE FOR ALL INDUSTRIALLY ZONED PROPERTIES, AND WHERE CHEMICAL USAGE IS APPARENT.
MONITORING MANHOLE.**

WW. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

OIL AND GREASE INTERCEPTORS.

XX. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

GREASE INTERCEPTORS.

YY. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

68. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

ZZ. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]